

EXHIBIT "A"  
Legal Description

**SCHEDULE "A"**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Aurelius, County of Cayuga and State of New York, being part of Lot 44 in said Town and being more particularly bounded and described as follows:

**BEGINNING** at a point in the northerly line of Clark Street Road at its intersection with the westerly line of lands conveyed to GRS Realty Company, Inc. and Aldi, Inc. by Deed as recorded in the Cayuga County Clerk's Office in Book of Deeds 942 at page 44, said Point of Beginning being distant westerly, as measured along the northerly line of Clark Street Road 604.4 feet from the easterly line of the aforementioned Lot 44; **THENCE** S 75° 49' 14" W, along the northerly line of Clark Street Road, a distance of 123.86 feet to a point; **THENCE** S 14° 10' 57" E, and in part along the westerly line of lands acquired by the State of New York as an access road from Clark Street Road to the East-West Arterial as shown on Map No. 92, Parcel No. 132, a total distance of 201.41 feet to a point in the northerly line of the East-West Arterial; **THENCE** along the northerly line of the East-West Arterial and New York State Route Nos. 5 & 20 the following six bearings and distances:

- 1) S 66° 52' 58" W, a distance of 56.07 feet;
- 2) S 80° 49' 10" W, a distance of 99.99 feet;
- 3) N 67° 34' 54" W, a distance of 48.86 feet;
- 4) S 89° 52' 10" W, a distance of 444.00 feet;
- 5) S 86° 15' 57" W, a distance of 348.36 feet;
- 6) S 79° 27' 52" W, a distance of 147.70 feet to a point at the southeasterly corner of lands acquired for purposes connected with said New York State Route Nos. 5 & 20 as shown on Map No. 141, Parcel No. 211 of Auburn-Seneca Falls State Highway No. 590;

**THENCE** along Parcel No. 211 the following three bearings and distances:

- 1) N 00° 02' 22" W, a distance of 35.97 feet;
- 2) S 89° 57' 38" W, a distance of 43.00 feet;
- 3) S 00° 02' 22" E, a distance of 36.93 feet to a point;

**THENCE** continuing along the northerly line of the East-West Arterial and New York State Route Nos. 5 & 20, the following four bearings and distances:

- 1) N 87° 47' 05" W, a distance of 49.28 feet;
- 2) N 66° 06' 57" W, a distance of 178.30 feet;
- 3) S 72° 33' 21" W, a distance of 195.70 feet;
- 4) N 87° 47' 05" W, a distance of 391.87 feet to a point;

**THENCE** S 4° 28' 45" W, a distance of 33.03 feet to a point in the centerline of New York State Route Nos. 5 & 20; **THENCE** N 87° 47' 05" W, along the centerline of New York State Route Nos. 5 & 20, a distance of 132.35 feet to a point in the easterly line of lands conveyed to the Town of Aurelius by Deed as recorded in the Cayuga County Clerk's Office in Book of Deeds 983 at page 276; **THENCE** along the line of said lands of the Town of Aurelius the following three bearings and distances:

1) N 1° 10' 23" E, a distance of 196.46 feet;  
 2) N 29° 46' 44" W, a distance of 277.38 feet;  
 3) N 87° 27' 37" W, a distance of 161.22 feet to a point in the easterly line of lands conveyed to Bernard J. Riester, Jr., by Deed as recorded in the Cayuga County Clerk's Office in Book of Deeds 758 at page 226; **THENCE** N 0° 35' 45" E, along the easterly line of said lands of Bernard J. Riester, Jr. a distance of 3.42 feet to a point at the northeasterly corner, thereof; **THENCE** N 87° 41' 02" W, along the northerly line of said lands of Bernard J. Riester, Jr., a distance of 200.00 feet to a point; **THENCE** N 0° 35' 45" E, a distance of 2079.72 feet to a point; **THENCE** N 89° 37' 03" W, a distance of 1024.32 feet to a point; **THENCE** N 0° 23' 12" E, a distance of 1357.34 feet to a point in the southwesterly line of lands of the former New York Central Railroad; **THENCE** along the southwesterly line of said railroad the following ten courses and distances:

1) southeasterly on a curve to the right having a radius of 1407.00 feet, a distance of 297.98 feet to a point of compound curvature, said point being distant S 52° 12' 32" E, 297.43 feet from the previously described point;  
 2) southeasterly on a curve to the right having a radius of 2840.00 feet, a distance of 247.84 feet to a point of tangency, said point being distant S 43° 38' 30" E, 247.76 feet from the previously described point;  
 3) S 41° 08' 30" E, a distance of 1873.93 feet;  
 4) S 37° 33' 52" E, a distance of 87.35 feet;  
 5) southeasterly on a curve to the left, a distance of 319.31 feet, more or less, to a point, said point being distant S 41° 50' 04" E, 319.02 feet from the previously described point;  
 6) southeasterly on a curve to the left, having a radius of 2185.44 feet, a distance of 836.61 feet to a point, said point being distant S 60° 30' 06" E, 831.51 feet from the previously described point;  
 7) N 0° 07' 28" E, a distance of 10.54 feet;  
 8) easterly on a curve to the left having a radius of 2175.44 feet, a distance of 398.00 feet to a point of tangency;  
 9) S 81° 51' 48" E, a distance of 396.51 feet to a point in the westerly line of lands conveyed to Aurelius Hospitality, LLC by Deed as recorded in the Cayuga County Clerk's Office in Book of Deeds 1230 at page 302;

**THENCE** southerly and easterly along the line of said lands conveyed to Aurelius Hospitality, LLC, the following five bearings and distances:

1) S 2° 13' 27" E, a distance of 182.04 feet;  
 2) S 51° 19' 56" W, a distance of 79.79 feet;  
 3) S 48° 56' 32" E, a distance of 127.83 feet;  
 4) S 03° 00' 00" W, a distance of 307.83 feet;  
 5) N 75° 51' 19" E, a distance of 132.70 feet to a point in the aforementioned westerly line of lands conveyed to GRS Realty Company, Inc. and Aldi, Inc.; **THENCE** S 14° 08' 41" E, along said westerly line a distance of 400.48 feet to the point and place of beginning.

CONTAINING 115.753 acres of land, more or less.

EXHIBIT "B"  
SCHEDULE OF LEASES, RENT ROLL & SECURITY DEPOSITS



**Jones Lang Lasalle**  
**Rent Roll with Occupancy Statistics**  
**ERLAKES - 1802000000**

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BUSINESS UNIT - 1802000000 FINGERLAKES MALL

FINGERLAKES MALL  
 1579 CLARK STREET ROAD  
 P.O. BOX 7128  
 AUBURN NY 13022

UNIT NUMBER	LEASE NUMBER	TENANT NAME	LEASE TYPE	DEPT	GLA	START DATE	END DATE	ANNUAL RENT	ANNUAL TSE	START DATE	END DATE	ANNUAL RENT	ANNUAL TSE	NET	TERM	AMT
<b>FLOOR NUMBER</b>																
<b>DEPT Department Store</b>																
0A01	151311	203774	RT JC PENNEY		51,324	04/09/80	04/30/10	123,177.60	2.40					NET 6,158,880	1.50	
								NET 25,555,556	2.25					NET 35,000,000	2.00	
0A02	151341	203605	RT BASS PRO SHOPS SPORTSMAN'S		85,500	06/09/04	06/08/19	575,000.04	6.73					NET 70,000,000	1.00	
0A03	151153	203745	RT SENAS, ROEBUCK AND CO		86,270	10/28/00	10/31/10	120,516.00	1.40					NET 4,820,640	2.25	
								NET 6,820,640	2.00					NET 8,820,640	1.50	
								NET 10,820,640	1.00					NET 7,000,000	4.00	
0A04	1865073	243704	RT STEVE & BARRY'S UNIVERSITY SPO		35,786	10/20/04	01/31/12	250,502.04	7.00					NET 7,000,000	07YR	8.00
	4	LEASED	100.00 % OF TOTAL SQ FT		258,880			1,069,195.68								
	0	VACANT	.00 % OF TOTAL SQ FT													
<b>FLOOR TOTALS</b>																
<b>FLOOR IN-LINE</b>																
<b>FLOOR NUMBER</b>																
<b>ILIN In-Line</b>																
ATW01	2685832	253398	RT SAVANNAH BANK - ATW#1		10	02/18/05	12/31/09	9,999.96	000.00					NET 1,100,000	5.00	
								NET 757,900	6.00					NET 200,000	10.00	
0A08	151325	203728	RT SHOE DEPARTMENT		4,952	07/14/95	06/30/15	99,039.96	20.00					NET 1,050,000	8.00	
0A10	151329	203661	RT WALDENBOOKS		2,067	05/01/90	01/31/07	45,474.00	22.00					NET 1,000,000	5.00	
0A11	4085607	257570	RT GERTRUDE HAMK		2,125	03/17/06	12/31/15	20,000.04	9.41					NET 1,300,000	6.00	
0A13	176250	224341	RT AEROPOSTALE		3,591	07/27/05	01/31/16	52,500.00	14.62					NET 295,167	6.00	
0A14	151169	203767	PL BATH & BODY WORKS		2,860	10/20/00	01/31/08									
0A16	151157	203754	RT SUBWAY		866	08/01/00	09/30/15	17,709.96	20.45					NET 1,000,000	5.00	
								NET 1,300,000	6.00					NET 375,000	10.00	
0A18	151369	203777	RT AVICOLI'S PIZZA III		1,075	08/16/02	12/31/14	37,500.00	34.88					NET 66.98		

Lease Types : RT=Retail; PL=Percent in Lieu; BA=Pre-Petition Bankruptcy; BB=Post Petition Bankruptcy; RL=Rent Relief; CT=Co-Tenancy BPL

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## Rent Roll with Occupancy Statistics

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Annual

BUSINESS UNIT - 1802000000 FINGERLAKES MALL

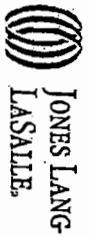
FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

SUITE NUMBER	LEASE NUMBER	TENANT NUMBER	LEASE TYPE	TENANT NAME	GLA	START DATE	END DATE	ANNUAL BASE RENT	ANNUAL % OF	START DATE	END DATE	ANNUAL % OF	NET	DEPT.	TECH	AMT
0C05			*** Vacant Unit ***		734											
0C06			*** Vacant Unit ***		819											
0C07	151339	203762	RT GENERAL NUTRITION CENTER		1,780	03/01/00	02/28/11	19,580.04	11.00		03/01/09		12.50	NET	326,333	6.00
0C08	204273	236704	RT REX		12,069	11/13/03	01/31/11	81,375.00	6.74							03YR
0C13			*** Vacant Unit ***		3,230											
0C15	151307	203760	RT CLAIRE'S BOUTIQUE		1,000	03/01/87	12/31/12	21,000.00	21.00		01/01/09		26.00	NET	262,500	8.00
0C16	173497	223420	RT FOOT LOCKER		2,579	06/08/05	01/31/16	56,789.64	22.02		05/01/08		23.65	NET	946,493	6.00
											05/01/11		25.30			
											05/01/14		27.10			
0C17	151179	203625	RT GAMESTOP		1,537	03/16/06	11/30/15	23,055.00	15.00		12/01/08		16.00	NET	650,000	3.00
											12/01/12		17.00			
0C18	151321	203755	RT REGIS SALON		1,338	11/01/00	10/31/10	27,495.84	20.55		11/01/07		21.40	NET	458,265	6.00
0C20	151337	203658	RT KAY JEWELERS		1,354	01/01/02	12/31/12	84,999.96	62.78		01/01/08		70.16	NET	1,416,667	6.00
0D03	1984494	248868	RT LITTMAN JEWELERS		1,667	02/07/05	01/31/15	50,000.04	29.59		11/01/09		32.99	NET	833,333	6.00
0D05	3421468	257655	RT JOURNEYS		2,040	12/23/05	11/30/15	41,085.60	20.14		12/01/10		23.02	NET	500,000	7.00
0D06	1756758	240746	RT MAURICES		3,282	05/29/04	05/31/11	58,716.00	18.00		06/01/08		20.25	NET	725,000	9.00
0D13	173500	223421	RT VERIZON WIRELESS		2,631	04/12/05	12/31/11	71,037.00	27.00		01/01/08		30.00	NET	220,000	6.00
0D14	151327	203790	RT TUXEDO JUNCTION		740	01/02/89	10/31/10	10,041.84	13.57							03YR
0D16	151368	203634	RT RIVERBEND, THE		1,176	06/09/04	05/31/07	18,000.00	15.31		11/01/06		30.61	NET	180,000	10.00
0D17			*** Vacant Unit ***		1,607											04YR
0D19	201996	235922	RT LV NAILS		880	06/01/06	05/31/16	16,692.00	18.97		06/01/11		22.72	NET	310,000	6.00
0D20	151340	203775	RT SAVANNAH BANK, NA		1,664	01/01/00	12/31/09	20,799.96	12.50					NET	15,180	6.00
0E01			*** Vacant Unit ***		1,363											05YR
0E02			*** Vacant Unit ***		587											14.50

Lease Types : RT=Retail; PL=Percent in Lieu; BA=Pre-Petition Bankruptcy; BB=Post Petition Bankruptcy; RL=Rent Relief; CT=Co-Tenancy BPL

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# Rent Roll with Occupancy Statistics

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BUSINESS UNIT - 1802000000 FINGERLAKES MALL

FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

AUBURN NY 13022

SUITE NUMBER	LEASE NUMBER	TENANT NAME	LEAS TYPE	THRUANT DATE	CLC	START DATE	END DATE	ANNUAL BASE RENT	ANNUAL %	START DATE	END DATE	ANNUAL %	TERM	AMT
0C25	3594166	286299	RT FINGERLINGS THEATRE		11.395	07/29/05	07/31/15	56,975.04	5.00	08/01/10		5.50	NET	325,000
	2	LEASED	100.00 % OF TOTAL SQ FT		22,463			145,519.08					10.00	05YR
	0	VACANT	.00 % OF TOTAL SQ FT											6.05
			FLOOR TOTALS		22,463			145,519.08						
FLOOR NUMBER ROTH Other														
0501	3257944	255753	RT BASS PRO SHOPS - MUSEUM		19.032	11/10/04	06/08/19							
0502	3257928	255752	RT BASS PRO SHOPS - MUSEUM		1.671	11/10/04	06/08/19							
	2	LEASED	100.00 % OF TOTAL SQ FT		20,703									
	0	VACANT	.00 % OF TOTAL SQ FT											
			FLOOR TOTALS		20,703									
FLOOR NUMBER UNOC Unoccupied Rent-Bearing														
0K17	2260574	251893	RT MOBILE SOLUTIONS		150	03/01/05	02/28/15	39,999.96	266.57	03/01/10		300.00	NET	400,000
	1	LEASED	100.00 % OF TOTAL SQ FT		150			39,999.96						
	0	VACANT	.00 % OF TOTAL SQ FT											
			FLOOR TOTALS		150			39,999.96						
	51	LEASED	91.13 % OF TOTAL SQ FT		389,801			2,709,664.80						
	28	VACANT	8.87 % OF TOTAL SQ FT		37,944									
			BUILDING TOTALS		427,745			2,709,664.80						
	51	LEASED	91.13 % OF TOTAL SQ FT		389,801			2,709,664.80						
	28	VACANT	8.87 % OF TOTAL SQ FT		37,944									
			GRAND TOTALS		427,745			2,709,664.80						



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Specialty Tenant Rent Roll

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BUSINESS UNIT - 1802000000 FINGERLAKES MALL

FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

SUITE NUMBER	LEASE NUMBER	TENANT NUMBER	FIR NO	TENANT NAME	RENTABLE SQ. FEET	START DATE	END DATE	MONTHLY BASE RENT	MONTHLY PPF	OTHER CHARGES TYPE	AMOUNT	MONTHLY PPF	GROSS RENT	SECURITY DEPOSIT	RENT STEP START	RENT STEP END
<b>FLOOR NUMBER ILLIN In-Line</b>																
0802	4221222	274431	ILLIN	AMBERG WINE CELLARS, LLC	587	07/14/06	07/13/07	800.00	1.36	Spec Lease - Electric	100.00	.17	950.00		08/01/06	16.35
								Spec Lease - Mktg Fund			50.00	.09			11/01/06	36.80
								TOTAL			150.00		1,425.00		07/01/07	8.18
0819	2042829	203757	ILLIN	ARIZONA TRADERS	3,576	01/01/05	12/31/06	1,240.00	.35	Spec Lease - Electric	150.00	.04				
								Spec Lease - Mktg Fund			35.00	.01				
								TOTAL			185.00					
0801	3421880	203768	ILLIN	BATH & BODY STORAGE	1,537	06/01/05	12/31/06	150.00	.10				150.00		10/01/06	2.34
0K11	3745403	263919	ILLIN	BURST YOUR RUBBLE	200	11/23/05	11/30/06									
0K06	3420490	203758	ILLIN	EAST COAST RESORTS	140	05/01/05	10/31/06	600.00	4.29				600.00			
0C13	4162453	272258	ILLIN	EMPIRE TRACTOR	1,909	05/12/06	08/11/06									
0807	151118	203674	ILLIN	FINGERLAKES FAMILY KARATE	1,612	08/01/03										
0D17	3675265	234470	ILLIN	FINGERLAKES VARIETY & SPO	1,607	09/01/05	08/31/06	965.00	.60	Spec Lease - Electric	100.00	.06	1,100.00			
								Spec Lease - Mktg Fund			35.00	.02				
								TOTAL			135.00					
0K13	4220115	274152	ILLIN	HERMIT CRABS	196	07/01/06	10/31/06	550.00	2.81				550.00			
0E04	3714560	248924	ILLIN	HICKORY FARMS - STORAGE	688	11/01/05	10/31/06	125.00	.18				125.00			
0K19	1711841	226698	ILLIN	LEO A. KLINE	100	02/01/04	12/31/06	420.00	4.20				420.00			
0E03	3681157	270555	ILLIN	LV NAILS	586	04/01/06	08/31/06	1,000.00	1.71				1,000.00			
0820	2976875	203672	ILLIN	PARBREAKERS GOLF CENTER	5,756	04/01/05	03/31/07	25.00					25.00		11/01/06	2.08
															12/01/06	2.92
															01/01/07	1.88
															08/01/06	5.34
0A21	4220051	203752	ILLIN	ROCK THE HOUSE USA	1,909	08/01/06	10/31/06	850.00	.45	Spec Lease - Electric	100.00	.05	975.00			
								Spec Lease - Mktg Fund			25.00	.01				
								TOTAL			125.00					







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Specialty Tenant Rent Roll

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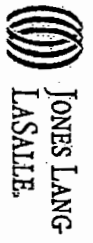
Monthly

BUSINESS UNIT - 1802000000 FINGERLAKES MALL

FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

SUITE NUMBER	LEASE NUMBER	TENANT NO.	TENANT NAME	RENTAL SQ. FEET	EXPIRY DATE	END DATE	MONTHLY RENT	MONTHLY PAY	OTHER CHARGES	AMOUNT	MONTHLY PAY	GROSS RENT	SECURITY DEPOSIT	RENT STED START	AM. AMT./SF
703	3675249	203567	RSLL STANTON AUTOMATICS-MEM/NA		09/01/05	08/31/06									
707	4176960	272502	RSLL STANTON TACTOR		05/22/06	08/20/06									
727	3421020	243233	RSLL TOM HANNIG PHOTOGRAPHY		06/01/05	05/31/07	210.00	210.00				210.00			
79999	4241581	243234	RSLL 89 TRADERS VILLAGE		07/28/06	08/31/06	800.00	800.00				800.00			
15	LEASED	100.00 % OF TOTAL SQ FT		350			3,005.00					3,005.00			
0	VACANT	.00 % OF TOTAL SQ FT													
FLOOR TOTALS				350			3,005.00					3,005.00			
FLOOR NUMBER RTOU Licensee Owned Unit															
UND30	151150	203587	RTOU UNDER 30 DAY DEALS		09/01/96										
70009	1932467	245016	RTOU VERIZON		03/15/02	03/14/07									
2	LEASED	.00 % OF TOTAL SQ FT													
0	VACANT	.00 % OF TOTAL SQ FT													
FLOOR TOTALS															
35	LEASED	97.69 % OF TOTAL SQ FT		25,950			11,630.00					12,350.00			
1	VACANT	2.31 % OF TOTAL SQ FT		614											
BUILDING TOTALS				26,564			11,630.00					12,350.00			
35	LEASED	97.69 % OF TOTAL SQ FT		25,950			11,630.00					12,350.00			
1	VACANT	2.31 % OF TOTAL SQ FT		614											
GRAND TOTALS				26,564			11,630.00					12,350.00			

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Jones Lang LaSalle  
Specialty Tenant Rent Roll

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TOTALS FROM MULTI-UNIT LEASES

LEASE NUMBER	TENANT NAME	RENTABLE SQ. FEET	BASE RENT	OTHER	GROSS RENTS
*** Vacant Unit ***		614			



55025



**Jones Lang Lasalle**  
Specialty Tenant Rent Roll

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BUSINESS UNIT - 1802000000 FINGERLAKES MALL

FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7138  
AUBURN NY 13022

SUITE NUMBER	LEASE NUMBER	TENANT NUMBER	FIR NO.	TENANT NAME	RENTABLE SQ. FEET	START DATE	END DATE	MONTHLY BASE RENT	MONTHLY PSF	OTHER CHARGES TYPE	AMOUNT	MONTHLY PSF	MONTHLY GROSS RENT	SECURITY DEPOSIT	RENT STEP START	RENT STEP AMT./SF
<b>FLOOR NUMBER ILIN In-Line</b>																
0E02	4221222	274431	ILIN	AMBERG WINE CELLARS, LLC	587	07/14/06	07/13/07	800.00	1.36	Spec Lease - Electric	100.00	.17	950.00		08/01/06	16.35
										Spec Lease - Mktg Fund	50.00	.09			11/01/06	36.80
										TOTAL	150.00				01/01/07	16.35
										Spec Lease - Electric	150.00	.04	1,425.00		07/01/07	8.18
										Spec Lease - Mktg Fund	35.00	.01				
										TOTAL	185.00					
0B01	3421860	203768	ILIN	BATH & BODY STORAGE	1,537	06/01/05	12/31/06	150.00	.10				150.00		10/01/06	2.34
0K11	3745403	263919	ILIN	BURST YOUR BUBBLE	200	11/23/05	11/30/06									
0K06	3420490	203758	ILIN	EAST COAST RESORTS	140	05/01/05	10/31/06	600.00	4.29				600.00			
0C13	4162453	272256	ILIN	EMPIRE TRACTOR	1,909	05/12/06	08/11/06									
0E07	151118	203674	ILIN	FINGERLAKES FAMILY KARATE	1,612	08/01/03										
0D17	3675265	234470	ILIN	FINGERLAKES VARIETY & SPO	1,607	09/01/05	08/31/06	965.00	.60	Spec Lease - Electric	100.00	.06	1,100.00			
										Spec Lease - Mktg Fund	35.00	.02				
										TOTAL	135.00					
0K13	4220115	274152	ILIN	HERMIT CRABS	196	07/01/06	10/31/06	550.00	2.81				550.00			
0E04	3714560	248924	ILIN	HICKORY FARMS - STORAGE	688	11/01/05	10/31/06	125.00	.18				125.00			
0K19	1711841	226698	ILIN	LEO A. KLINE	100	02/01/04	12/31/06	420.00	4.20				420.00			
0E03	3881157	270555	ILIN	LV NAILS	586	04/01/06	08/31/06	1,000.00	1.71				1,000.00			
0B20	2976875	203672	ILIN	PAPERBARKERS GOLF CENTER	5,756	04/01/05	03/31/07	25.00					25.00		11/01/06	2.08
															12/01/06	2.92
															01/01/07	1.88
															08/01/06	5.34
0A21	4220051	203752	ILIN	ROCK THE HOUSE USA	1,909	08/01/06	10/31/06	850.00	.45	Spec Lease - Electric	100.00	.05	975.00			
										Spec Lease - Mktg Fund	25.00	.01				
										TOTAL	125.00					



**Jones Lang LaSalle  
Specialty Tenant Rent Roll**

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BUSINESS UNIT - 1802000000 FINGERLAKES MALL

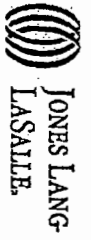
FINGERLAKES HALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

AUBURN NY 13022

SUITE NUMBER	LEASE TENTANT/ NUMBER	FIR NO.	TENANT NAME	START DATE	END DATE	MONTHLY BASE RENT	MONTHLY P&F	OTHER CHARGES TYPE	AMOUNT	MONTHLY GROSS REVENUE	SECURITY DEPOSIT	Rent Step Start Amt./Sq. ft.
0805			IILIN *** Vacant Unit ***	614								
OBIA	3862829	266450	IILIN SEAFOOD EXPRESS II	701	02/20/06	08/20/06	250.00	.36		250.00		08/01/06
OK05	2473207	252680	IILIN SIT BACK & RELAX	666	03/15/05	02/28/07	300.00	.45		300.00		4.28
OK02	3673311	227399	IILIN SOUTH MOUNTAIN KIDDIE RID	140	10/01/05	09/30/06	350.00	2.50		350.00		
OB09	3883018	270556	IILIN THE AMISH MARKET	3,690	04/01/06	03/31/07	1,000.00	.27	Spec Lease - Electric Spec Lease - Wklng Fund	100.00 .03 25.00 .01		10/01/06 11/01/06 9.76 01/01/07 3.25 4.86
18 LEASED	97.66 % OF TOTAL SQ FT	25,600				8,625.00			720.00	9,345.00		
1 VACANT	2.34 % OF TOTAL SQ FT	614										
			FLOOR TOTALS	26,214		8,625.00			720.00	9,345.00		

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FINGERLAKES MALL  
1579 CLARK STREET ROAD  
P.O. BOX 7128  
AUBURN NY 13022

**TOTALS FROM MULTI-LSITE LEASES**

LEASE NUMBER	TENANT NAME	RENTABLE SQ. FEET	BASE RENT	OTHER	GROSS RENTS
*** Vacant Unit ***		614			



Exhibit A-2



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TENANT NUMBER / LEASE NUMBER / NAME				BALANCE		AGING					
DOCUMENT REFERENCE											
TY	NUMBER	DATE	G/L	REMARK	OPEN	CURRENT	1 - 30	31 - 60	61 - 90	91 - 120	OVER 120
224341 176250 AEROPOSTALE											
RN	1460465001	04/12/06	CAX	2005 CAM RECONCILIATIONS	2,441.58-					LAST PAYMENT: \$ 8,222.41-07/31/06 292797	
RN	1460465002	04/12/06	REX	2005 RE TAX RECONCILIATIO	272.18-						2,441.58- 272.18-
RU	222482000	07/31/06	PPB	CK 292797	4,375.00-						
RU	222483000	07/31/06	PPC	CK 292797	2,675.05-					4,375.00- 2,675.05-	
RU	222484000	07/31/06	PPR	CK 292797	327.27-					327.27-	
RU	222485000	07/31/06	PPM	CK 292797	148.75-					148.75-	
RU	222486000	07/31/06	PPT	CK 292797	29.16-					29.16-	
RU	222487000	07/31/06	PPE	CK 292797	667.18-					667.18-	
224341 AEROPOSTALE					10,936.17-		8,222.41-			2,713.76	
274431 4221222 AMBERG WINE CELLARS, LLC											
RN	1533735001	07/01/06	TSE	JULY ELECTRIC	50.00	(585)	526-6742			LAST PAYMENT: \$ 1,000.00-07/10/06 26044	
RN	1533735002	07/01/06	TSM	JULY MARKETING	25.00					50.00 25.00	
274431 AMBERG WINE CELLARS, LL					75.00					75.00	
203768 3421880 BATH & BODY STORAGE											
RD	1390983001	01/01/06	TSB	Storage Base Rent	200.00-	(315)	478-9448			LAST PAYMENT: \$ 350.00-03/06/06 466247	200.00-
RU	200514000	01/31/06	PCO	CK 463046	350.00-						350.00-
RD	1429432001	03/01/06	TSB	Storage Base Rent	50.00-						50.00-
RD	1503120001	07/01/06	TSB	Storage Base Rent	150.00						150.00
203768 BATH & BODY STORAGE					450.00-					150.00	600.00-
203767 151169 BATH & BODY WORKS											
RU	222480000	07/31/06	PPE	CK 324422	1,100.42-					LAST PAYMENT: \$ 1,100.42-07/31/06 324422	
203767 BATH & BODY WORKS					1,100.42-					1,100.42-	





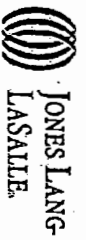
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TENANT NUMBER / LEASE NUMBER / NAME				DOCUMENT REFERENCE		BALANCE		AGING			
TX NUMBER	DATE	Q/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120	
270557 3881042 CELLPHONE & IPOD ACCESSORIES											
RD	1503150001	07/01/06	TPB Pushcart Base Rent	50.00-	(585) 321-1657	LAST PAYMENT: \$	550.00-07/10/06	9209367			
270557 CELLPHONE & IPOD ACCESS				50.00-		50.00-					
241075 1763878 CHINA MAX											
RN	1533835001	07/25/06	FCA JUNE 2006 FC CAM	384.36		LAST PAYMENT: \$	4,985.38-07/10/06	1377			
241075 CHINA MAX				384.36							
263119 3689667 CINGULAR WIRELESS											
RU	222444000	07/31/06	PPB CK 2822	2,333.33-		LAST PAYMENT: \$	2,464.13-07/31/06	2822			
RU	222445000	07/31/06	PPT CK 2822	1.25-							
RU	222446000	07/31/06	PPM CK 2822	19.69-							
RU	222447000	07/31/06	PPC CK 2822	97.91-							
RU	222448000	07/31/06	PPR CK 2822	11.95-							
263119 CINGULAR WIRELESS				2,464.13-		2,464.13-					
260071 3650181 COMMUNICATE WIRELESS											
RD	1467776001	05/01/06	BMR Base/Minimum Rent	2,916.67		LAST PAYMENT: \$	3,141.73-05/01/06	1029			
RD	1467776002	05/01/06	TRS Trash Removal	1.25							
RD	1467776003	05/01/06	MKT Marketing Fund	19.69							
RD	1467776004	05/01/06	ELE Electric Charge	34.08							
RD	1467776005	05/01/06	ELE Electric Charge	5.12							
RD	1467776006	05/01/06	CAM CAM Charge	146.98							
RD	1467776007	05/01/06	RRT Real Estate Tax	17.94							
RD	1487197001	06/01/06	BMR Base/Minimum Rent	2,916.67							
RD	1487197002	06/01/06	TRS Trash Removal	1.25							
RD	1487197003	06/01/06	MKT Marketing Fund	19.69							
RD	1487197004	06/01/06	ELE Electric Charge	34.08							

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TENANT NUMBER / LEASE NUMBER / NAME				BALANCE		AGING			
ITEM NUMBER	DATE	D/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120
260071 3650181 COMMUNICATE WIRELESS				LAST PAYMENT: \$		3,141.73-05/01/06 1029			
RD 1487197005	06/01/06	ELE	Electric Charge	5.12				5.12	
RD 1487197006	06/01/06	CAM	CAM Charge	146.98				146.98	
RD 1487197007	06/01/06	RET	Real Estate Tax	17.94				17.94	
RD 1503127001	07/01/06	BMR	Base/Minimum Rent	2,916.67					
RD 1503127002	07/01/06	TRS	Trash Removal	1.25					
RD 1503127003	07/01/06	MKT	Marketing Fund	19.69					
RD 1503127004	07/01/06	ELE	Electric Charge	34.08					
RD 1503127005	07/01/06	ELE	Electric Charge	5.12					
RD 1503127006	07/01/06	CAM	CAM Charge	146.98					
RD 1503127007	07/01/06	RET	Real Estate Tax	17.94					
260071 COMMUNICATE WIRELESS				9,425.19					
203750 3596815 FANTASY ENTERTAINMENT-ST				(603)	324-3240	LAST PAYMENT: \$ 200.00-07/17/06 224779			
RN 1512869001	07/01/06	TVB	JULY RENT	25.00					
203750 FANTASY ENTERTAINMENT-S				25.00					
248292 1982907 FIESTA TACO				LAST PAYMENT: \$		1,000.00-07/17/06 1130			
RN 1280093002	06/01/05	ELE	15% APRIL ELECTRIC	57.60					
RN 1280094002	06/01/05	ELE	15% MAY ELECTRIC	94.34					
RN 1280096001	06/01/05	ELE	JUNE ELECTRIC	419.83					
RN 1280096002	06/01/05	ELE	15% JUNE ELECTRIC	94.34					
RD 1275481001	07/01/05	BMR	Base/Minimum Rent	249.44					
RD 1275481004	07/01/05	MKT	Marketing Fund	29.41					
RN 1280097001	07/01/05	ELE	JULY ELECTRIC	628.88					
RN 1280097002	07/01/05	ELE	15% JULY ELECTRIC	94.34					
RN 1285754001	07/06/05	ELE	ADJUST APRIL ELECTRIC	27.59					
RN 1285754002	07/06/05	ELE	ADJUST APRIL 15% ADMIN EL	4.03					
RN 1285755001	07/06/05	ELE	ADJUST MAY ELECTRIC	44.58					
RN 1285755002	07/06/05	ELE	ADJUST MAY 15% ADMIN ELEC	6.68					



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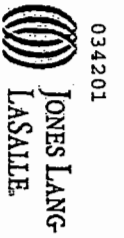
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TENANT NUMBER / LEASE NUMBER / NAME					BALANCE		AGING				
DOCUMENT REFERENCE											
TY	NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1 - 30	31 - 60	61 - 90	91 - 120	OVER 120
248292 1982907 FIESTA TACO					LAST PAYMENT: \$ 1,000.00-07/17/06 1130						
RN	1285756001	07/06/05	ELE	ADJUST JUNE ELECTRIC	44.58						44.58
RN	1285756002	07/06/05	ELE	ADJUST JUNE 15% ADMIN ELE	6.68						6.68
RN	1285757001	07/06/05	ELE	ADJUST JULY ELECTRIC	44.58						44.58
RN	1285757002	07/06/05	ELE	ADJUST JULY 15% ADMIN ELE	6.68						6.68
RD	1293265001	08/01/05	BMR	Base/Minimum Rent	4,083.33						4,083.33
RD	1293265002	08/01/05	CAM	CAM Charge	542.70						542.70
RD	1293265003	08/01/05	RET	Real Estate Tax	71.82						71.82
RD	1293265004	08/01/05	MKT	Marketing Fund	81.00						81.00
RD	1293265005	08/01/05	ELE	Electric Charge	673.46						673.46
RD	1293265006	08/01/05	ELE	Electric Charge	101.02						101.02
RD	1323270001	09/01/05	BMR	Base/Minimum Rent	4,083.33						4,083.33
RD	1323270002	09/01/05	CAM	CAM Charge	542.70						542.70
RD	1323270003	09/01/05	RET	Real Estate Tax	71.82						71.82
RD	1323270004	09/01/05	MKT	Marketing Fund	81.00						81.00
RD	1323270005	09/01/05	ELE	Electric Charge	673.46						673.46
RD	1323270006	09/01/05	ELE	Electric Charge	101.02						101.02
RD	1338158001	10/01/05	BMR	Base/Minimum Rent	4,083.33						4,083.33
RD	1338158002	10/01/05	CAM	CAM Charge	542.70						542.70
RD	1338158003	10/01/05	RET	Real Estate Tax	71.82						71.82
RD	1338158004	10/01/05	MKT	Marketing Fund	81.00						81.00
RD	1338158005	10/01/05	ELE	Electric Charge	673.46						673.46
RD	1338158006	10/01/05	ELE	Electric Charge	101.02						101.02
RD	1358196001	11/01/05	BMR	Base/Minimum Rent	4,083.33						4,083.33
RD	1358196002	11/01/05	CAM	CAM Charge	542.70						542.70
RD	1358196003	11/01/05	RET	Real Estate Tax	71.82						71.82
RD	1358196004	11/01/05	MKT	Marketing Fund	81.00						81.00
RD	1358196005	11/01/05	ELE	Electric Charge	673.46						673.46
RD	1358196006	11/01/05	ELE	Electric Charge	101.02						101.02
RD	1375973001	12/01/05	BMR	Base/Minimum Rent	4,083.33						4,083.33
RD	1375973002	12/01/05	CAM	CAM Charge	542.70						542.70
RD	1375973003	12/01/05	RET	Real Estate Tax	71.82						71.82
RD	1375973004	12/01/05	MKT	Marketing Fund	81.00						81.00
RD	1375973005	12/01/05	ELE	Electric Charge	673.46						673.46

LAST PAYMENT: \$ 1,000.00-07/17/06 1130

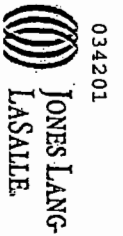




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TENANT NUMBER / LEASE NUMBER / NAME					DOCUMENT REFERENCE		BALANCE		AGING				
TY	NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1 - 30	31 - 60	61 - 90	91 - 120	OVER 120		
248292 1982907 FIESTA TACO													
RD	1375973006	12/01/05	ELE	Electric Charge	101.02						101.02		
RD	1390799001	01/01/06	BMR	Base/Minimum Rent	300.00						300.00		
RD	1390799003	01/01/06	ELE	Electric Charge	673.46						673.46		
RD	1390799004	01/01/06	ELE	Electric Charge	101.02						101.02		
RD	1409477001	02/01/06	BMR	Base/Minimum Rent	300.00						300.00		
RD	1409477003	02/01/06	ELE	Electric Charge	673.46						673.46		
RD	1409477004	02/01/06	ELE	Electric Charge	101.02						101.02		
RD	1429416001	03/01/06	BMR	Base/Minimum Rent	300.00						300.00		
RD	1429416003	03/01/06	ELE	Electric Charge	673.46						673.46		
RD	1429416004	03/01/06	ELE	Electric Charge	101.02						101.02		
RD	1450494003	04/01/06	ELE	Electric Charge	673.46						673.46		
RD	1450494004	04/01/06	ELE	Electric Charge	101.02						101.02		
RD	1460461001	04/12/06	CAX	2005 CAM RECONCILIATIONS	2,220.23						2,220.23		
RD	1460461002	04/12/06	REX	2005 RE TAX RECONCILIATIONS	236.59						236.59		
RD	1467674003	05/01/06	ELE	Electric Charge	673.46						673.46		
RD	1467674004	05/01/06	ELE	Electric Charge	101.02						101.02		
RD	1486954003	06/01/06	ELE	Electric Charge	673.46						673.46		
RD	1486954004	06/01/06	ELE	Electric Charge	101.02						101.02		
RD	1502972001	07/01/06	BMR	Base/Minimum Rent	3,083.33						3,083.33		
RD	1502972002	07/01/06	MKT	Marketing Fund	85.05						85.05		
RD	1502972003	07/01/06	ELE	Electric Charge	673.46						673.46		
RD	1502972004	07/01/06	ELE	Electric Charge	101.02						101.02		
RD	1502972005	07/01/06	CAM	CAM Charge	634.75						634.75		
RD	1502972006	07/01/06	RET	Real Estate Tax	77.49						77.49		
248292 FIESTA TACO					42,279.03								
						4,655.10	774.48	3,231.30			33,618.15		
203607 151162 FISHERMAN'S WHARF EXPRESS													
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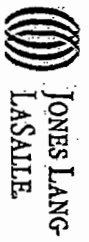
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TENANT NUMBER / LEASE NUMBER / NAME					BALANCE		AGING				
DOCUMENT REFERENCE											
TY	NUMBER	DOE DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
203607 151162 FISHERMAN'S WHARF EXPRESS					LAST PAYMENT: \$ 408.00-10/11/05 1223						
RN	1295272001	07/15/05	LAT	JULY LATE FEE	250.00						250.00
RD	1292923003	08/01/05	ELE	Electric Charge	61.20						61.20
RD	1322931003	09/01/05	ELE	Electric Charge	61.20						61.20
RD	1337821001	10/01/05	BM	Base/Minimum Rent	2,916.67						2,916.67
RD	1337821002	10/01/05	ELE	Electric Charge	408.00						408.00
RD	1337821003	10/01/05	ELE	Electric Charge	61.20						61.20
RD	1357864001	11/01/05	BM	Base/Minimum Rent	4,166.67						4,166.67
RD	1357864002	11/01/05	ELE	Electric Charge	408.00						408.00
RD	1357864003	11/01/05	ELE	Electric Charge	61.20						61.20
RN	1374378001	11/18/05	LAT	NOVEMBER LATE FEE	250.00						250.00
RD	1375641001	12/01/05	BM	Base/Minimum Rent	4,166.67						4,166.67
RD	1375641002	12/01/05	ELE	Electric Charge	408.00						408.00
RD	1375641003	12/01/05	ELE	Electric Charge	61.20						61.20
RN	1390656001	12/16/05	LAT	December Late Fee	250.00						250.00
RD	1390661001	01/01/06	BM	Base/Minimum Rent	4,166.67						4,166.67
RD	1390661002	01/01/06	ELE	Electric Charge	408.00						408.00
RD	1390661003	01/01/06	ELE	Electric Charge	61.20						61.20
RN	1427575001	02/01/06	BM	ADJUST JAN 17-31	2,083.34						2,083.34
RN	1427575002	02/01/06	ELE	ADJUST JAN 17-31	204.00						204.00
RN	1427575003	02/01/06	ELE	ADJUST JAN 17-31	30.60						30.60
203607 FISHERMAN'S WHARF EXPRE					16,092.74						16,092.74
203743 151332 FOOT LOCKER					LAST PAYMENT: \$ 2,113.41-02/27/0649028685						
RN	1460453001	04/12/06	CAX	2005 CAM RECONCILIATIONS	2,333.37						2,333.37
RN	1460453002	04/12/06	REX	2005 RE TAX RECONCILIATIO	14.43						14.43
203743 FOOT LOCKER					2,318.94						2,318.94
223420 173497 FOOT LOCKER					LAST PAYMENT: \$ 7,360.69-07/06/0649029956						
RN	1460454001	04/12/06	CAX	2005 CAM RECONCILIATIONS	967.65						967.65



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TENANT NUMBER / LEASE NUMBER / NAME			BALANCE		AGING				
TX NUMBER	DUE DATE	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
<b>223420 173497 FOOT LOCKER</b>									
RN 1460454002	04/12/06	REX 2005 RE TAX RECONCILIATIO	1,446.28-						
<b>223420 FOOT LOCKER</b>			2,413.93-						
<b>203720 151159 FUN &amp; GAMES</b>									
RU 222432000	07/31/06	PPB CK 2033	750.00-		750.00-				
RU 222433000	07/31/06	PPM CK 2033	127.50-		127.50-				
RU 222434000	07/31/06	PPE CK 2033	600.00-		600.00-				
RU 222435000	07/31/06	PPT CK 2033	25.00-		25.00-				
RU 222436000	07/31/06	PPC CK 2033	1,125.00-		1,125.00-				
RU 222437000	07/31/06	PPR CK 2033	358.77-		358.77-				
<b>203720 FUN &amp; GAMES</b>			2,986.27-		2,986.27-				
<b>203659 151192 FYE MUSIC &amp; MOVIES</b>									
RN 1460468001	04/12/06	CAX 2005 CAM RECONCILIATIONS	407.92						
RN 1460468002	04/12/06	REX 2005 RE TAX RECONCILIATIO	6.14						
<b>203659 FYE MUSIC &amp; MOVIES</b>			414.06						
<b>203625 151179 GAMESTOP</b>									
RU 215166000	05/31/06	PPE CK 498339	19.53-						
RU 222449000	07/31/06	PPB CK 522619	1,921.25-		1,921.25-				
RU 222450000	07/31/06	PPC CK 522619	1,287.24-		1,287.24-				
RU 222451000	07/31/06	PPR CK 522619	170.35-		170.35-				
RU 222452000	07/31/06	PPM CK 522619	32.02-		32.02-				
RU 222453000	07/31/06	PPT CK 522619	12.81-		12.81-				
RU 222454000	07/31/06	PPE CK 522619	290.00-		290.00-				
<b>203625 GAMESTOP</b>			3,733.20-		3,713.67-				19.53-
<b>LAST PAYMENT: \$</b>					3,713.67-07/31/06				522619
<b>LAST PAYMENT: \$</b>					2,429.71-07/18/06				1165269
<b>LAST PAYMENT: \$</b>					407.92				407.92
<b>LAST PAYMENT: \$</b>					6.14				6.14
<b>LAST PAYMENT: \$</b>					414.06				414.06
<b>LAST PAYMENT: \$</b>					3,713.67-07/31/06				522619
<b>LAST PAYMENT: \$</b>					2,986.27-07/31/06				2033

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TENANT NUMBER / LEASE NUMBER / NAME					BALANCE		AGING				
DOCUMENT REFERENCE											
TY	NUMBER	DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
203762 151339 GENERAL NUTRITION CENTER											
RU	222466000	07/31/06	PPC	CK 177449	1,031.77-		1,031.77-				
RU	222467000	07/31/06	PPM	CK 177449	80.34-		80.34-				
RU	222468000	07/31/06	PPE	CK 177449	822.14-		822.14-				
RU	222469000	07/31/06	PPB	CK 177449	1,631.67-		1,631.67-				
RU	222470000	07/31/06	PPR	CK 177449	151.12-		151.12-				
RU	222471000	07/31/06	PPT	CK 177449	10.00-		10.00-				
203762 GENERAL NUTRITION CENTE					3,727.04		3,727.04				
248924 3714560 HICKORY FARMS - STORAGE					(800)	433-6005	LAST PAYMENT: \$		125.00-07/31/06	542705	
RU	222431000	07/31/06	PPO	CK 542705	125.00-		125.00-				
248924 HICKORY FARMS - STORAGE					125.00		125.00				
257655 3421468 JOURNEYS							LAST PAYMENT: \$		6,376.70-07/28/06	307859	
RU	220999000	07/28/06	PPB	CK 307859	3,423.80-		3,423.80-				
RU	221000000	07/28/06	PPC	CK 307859	1,870.00-		1,870.00-				
RU	221001000	07/28/06	PPR	CK 307859	231.20-		231.20-				
RU	221002000	07/28/06	PPM	CK 307859	340.00-		340.00-				
RU	221003000	07/28/06	PPT	CK 307859	17.00-		17.00-				
RU	221004000	07/28/06	PPE	CK 307859	494.70-		494.70-				
257655 JOURNEYS					6,376.70		6,376.70				
203658 151337 KAY JEWELERS							LAST PAYMENT: \$		8,966.40-07/31/06	4093257	
RM	1460451001	04/12/06	CAX	2005 CAM RECONCILIATIONS	1,584.12					1,584.12	
RU	222472000	07/31/06	PPB	CK 4093257	7,083.33-		7,083.33-				
RU	222473000	07/31/06	PPE	CK 4093257	502.10-		502.10-				
RU	222474000	07/31/06	PPI	CK 4093257	84.62-		84.62-				
RU	222475000	07/31/06	PPT	CK 4093257	100.00-		100.00-				



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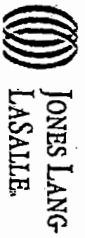
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TENANT NUMBER / LEASE NUMBER / NAME					DOCUMENT REFERENCE		BALANCE		AGING			
TY	NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120	
203658 151337 KAY JEWELERS					LAST PAYMENT: \$ 8,966.40-07/31/06 4093257							
RU	222476000	07/31/06	PPM	CK 4093257	119.48-		119.48-					
RU	222477000	07/31/06	PPC	CK 4093257	953.44-		953.44-					
RU	222478000	07/31/06	PPR	CK 4093257	123.43-		123.43-					
203658 KAY JEWELERS					7,382.28-		8,966.40-			1,584.12		
248668 1984494 LITTMAN JEWELERS					LAST PAYMENT: \$ 6,686.37-07/31/06 8615810							
RU	222439000	07/31/06	PPB	CK 8615810	4,166.67-		4,166.67-					
RU	222440000	07/31/06	PPM	CK 8615810	141.70-		141.70-					
RU	222441000	07/31/06	PPE	CK 8615810	545.57-		545.57-					
RU	222442000	07/31/06	PPC	CK 8615810	1,633.07-		1,633.07-					
RU	222443000	07/31/06	PPR	CK 8615810	199.36-		199.36-					
248668 LITTMAN JEWELERS					6,686.37-		6,686.37-					
203725 151314 MARKS DELI					LAST PAYMENT: \$ 3,605.79-07/17/06 3268							
RU	1460459001	04/12/06	CAX	2005 CAM RECONCILIATIONS	2,373.54					2,373.54		
203725 MARKS DELI					2,373.54					2,373.54		
224342 176268 MAXIE BIGGZ					LAST PAYMENT: \$ 684.81-03/06/06 2025							
RU	1354200001	08/01/05	BMR	AUGUST BASE/MINIMUM	3,489.18						3,489.18	
RU	1354200002	08/01/05	TRS	AUGUST TRASH	17.38						17.38	
RU	1354200003	08/01/05	MKT	AUGUST MARKETING	177.94						177.94	
RU	1354200004	08/01/05	CAM	AUGUST CAM	2,099.22						2,099.22	
RU	1354200005	08/01/05	RET	AUGUST RE TAXES	272.32						272.32	
RU	1354200006	08/01/05	ELE	AUGUST ELECTRIC	717.18						717.18	
RU	185911000	10/11/05	UC	CK 1528	178.89-						178.89-	
RU	185912000	10/11/05	UC	CK 1520	4,794.80-						4,794.80-	
RU	194265000	12/13/05	UC	CK 1730	3,660.34-						3,660.34-	



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TENANT NUMBER / LEASE NUMBER / NAME					BALANCE		AGING				
DOCUMENT REFERENCE											
TX	NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
224342 176268 MAXIE BIGGZ					LAST PAYMENT: \$ 684.81-03/06/06 2025						
RU	197830000	01/05/06	UC	CK 1827	18.68-						18.68-
RU	198078000	01/13/06	PPO	CK 1829	1,779.70-						1,779.70-
RN	1427572001	02/01/06	BMR	CREDIT JAN 18-31	1,555.56-						1,555.56-
RN	1427572002	02/01/06	ELE	CREDIT JAN 18-31	471.65-						471.65-
RU	203659000	02/21/06	PPO	CK 1968	5,408.33-						5,408.33-
RU	204793000	03/06/06	PPO	CK 2025	684.81-						684.81-
224342 MAXIE BIGGZ					11,779.54						11,779.54
262452 3679661 MAXIE BIGGZ (PRE-PETITION)					LAST PAYMENT: \$ 0.00						
RN	1398455001	06/01/05	BMR	PRE-PETITION BASE/MINIMUM	4,916.67						4,916.67
RN	1398455002	06/01/05	TRS	PRE-PETITION TRASH REMOVA	24.58						24.58
RN	1398455003	06/01/05	MKT	PRE-PETITION MARKETING FU	250.75						250.75
RN	1398455004	06/01/05	CAM	PRE-PETITION CAM CHARGE	2,958.00						2,958.00
RN	1398455005	06/01/05	RET	PRE-PETITION REAL ESTATE	383.74						383.74
RN	1398455006	06/01/05	ELE	PRE-PETITION ELECTRIC CHA	1,010.67						1,010.67
RN	1398456001	06/15/05	LAT	PRE-PETITION JUNE LATE FE	250.00						250.00
RN	1398458001	07/01/05	BMR	PRE-PETITION BASE/MINIMUM	4,916.67						4,916.67
RN	1398458002	07/01/05	TRS	PRE-PETITION TRASH REMOVA	24.58						24.58
RN	1398458003	07/01/05	MKT	PRE-PETITION MARKETING	250.75						250.75
RN	1398458004	07/01/05	CAM	PRE-PETITION CAM CHARGE	2,958.00						2,958.00
RN	1398458005	07/01/05	RET	PRE-PETITION REAL ESTATE	383.74						383.74
RN	1398458006	07/01/05	ELE	PRE-PETITION ELECTRIC	1,010.67						1,010.67
RN	1398459001	07/18/05	LAT	PRE-PETITION JULY LATE FE	250.00						250.00
RN	1398464001	08/01/05	BMR	PRE-PETITION	1,427.49						1,427.49
RN	1398464002	08/01/05	TRS	PRE-PETITION	7.20						7.20
RN	1398464003	08/01/05	MKT	PRE-PETITION	72.81						72.81
RN	1398464004	08/01/05	CAM	PRE-PETITION	858.78						858.78
RN	1398464005	08/01/05	RET	PRE-PETITION	111.42						111.42
RN	1398464006	08/01/05	ELE	PRE-PETITION	293.49						293.49
262452 MAXIE BIGGZ (PRE-PETITION)					22,360.01						22,360.01

LAST PAYMENT: \$ 0.00

LAST PAYMENT: \$ 684.81-03/06/06 2025

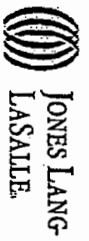
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TENANT NUMBER / LEASE NUMBER / NAME	DOCUMENT REFERENCE	BALANCE	AGING
TY NUMBER DATE	DUE G/L REMARK	OPEN CURRENT	1-30 31-60 61-90 91-120 OVER 120
203647	3421257 NY MOBILE		
RN 1493490001	06/14/06 LAT JUNE LATE FEE	26.17	
RD 1503118001	07/01/06 BMR Base/Minimum Rent	2,482.75	
RD 1503118002	07/01/06 ELE Electric Charge	27.59	
RD 1503118003	07/01/06 ELE Electric Charge	4.14	
RD 1503118004	07/01/06 MKT Marketing Fund	23.43	
RD 1503118005	07/01/06 TRS Trash Removal	1.41	
RD 1503118006	07/01/06 CAM CAM Charge	166.52	
RD 1503118007	07/01/06 RET Real Estate Tax	20.33	
RN 1533830001	07/14/06 LAT JULY LATE FEE	250.00	
203647	NY MOBILE	3,002.34	250.00 2,752.34
203610	151362 PAC SUN		
RU 90339000	07/03/06 PPE CK 258682	1,512.56-	
RU 90340000	07/03/06 PPT CK 258682	30.91-	
203610	PAC SUN	1,543.47	1,543.47
203672	2976875 PARBREAKERS GOLF CENTER	(315) 252-7475	
RU 219579000	07/17/06 PPO CK 2173	25.00-	
203672	PARBREAKERS GOLF CENTER	25.00	25.00-
259204	3597130 PIERCING PAGODA		
RN 1460445001	04/12/06 CAX 2005 CAM RECONCILIATIONS	16.76	
RN 1460445002	04/12/06 REX 2005 RE TAX RECONCILIATIO	112.21-	
259204	PIERCING PAGODA	95.45	95.45
236704	204273 REX		
		LAST PAYMENT: \$	9,767.80-07/31/06 815509



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TENANT NUMBER / LEASE NUMBER / NAME				BALANCE		AGING			
DOCUMENT REFERENCE				OPEN	CURRENT	1-30	31-60	61-90	91-120
TX NUMBER	DATE	G/L	REMARK						OVER 120
<b>236704 204273 REX</b>									
RU	222458000	07/31/06	PPB CK 815509	6,781.25-		6,781.25-			
RU	222459000	07/31/06	PPB CK 815509	2,916.55-		2,916.55-			
RU	222460000	07/31/06	PPT CK 815509	70.00-		70.00-			
236704 REX				9,767.80-		9,767.80-			
<b>253398 2685832 SAVANNAH BANK - ATM#1</b>									
RU	222492000	07/31/06	PPB CK 26224	833.33-		833.33-			
253398 SAVANNAH BANK - ATM#1				833.33-		833.33-			
<b>203775 151340 SAVANNAH BANK, NA</b>									
RU	222489000	07/31/06	PPB CK 26224	1,733.33-		1,733.33-			
RU	222490000	07/31/06	PPB CK 26224	434.40-		434.40-			
RU	222491000	07/31/06	PFC CK 26224	277.33-		277.33-			
203775 SAVANNAH BANK, NA				2,445.06-		2,445.06-			
<b>203745 151153 SEARS, ROEBUCK AND CO</b>									
RU	222456000	07/31/06	PPB CK 549260	10,043.00-		10,043.00-			
RU	222457000	07/31/06	PFC CK 549260	3,882.15-		3,882.15-			
203745 SEARS, ROEBUCK AND CO				13,925.15-		13,925.15-			
<b>203728 151325 SHOE DEPARTMENT</b>									
RU	222462000	07/31/06	PPE CK 855486	1,503.42-		1,503.42-			
RU	222463000	07/31/06	PPB CK 855486	8,253.33-		8,253.33-			
RU	222464000	07/31/06	PPT CK 855486	41.27-		41.27-			
203728 SHOE DEPARTMENT				9,798.02-		9,798.02-			
				<b>LAST PAYMENT: \$</b>		<b>9,798.02-07/31/06 855486</b>			
				<b>LAST PAYMENT: \$</b>		<b>13,925.15-07/31/06 549260</b>			
				<b>LAST PAYMENT: \$</b>		<b>9,767.80-07/31/06 815509</b>			
				<b>LAST PAYMENT: \$</b>		<b>833.33-07/31/06 26224</b>			
				<b>LAST PAYMENT: \$</b>		<b>2,445.06-07/31/06 26224</b>			

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TENANT NUMBER / LEASE NUMBER / NAME		DOCUMENT REFERENCE	BALANCE		AGING					
TX NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
252680	2473207	SIT BACK & RELAX			(603) 314-1070		LAST PAYMENT: \$	300.00-07/31/06	13714	
RU	222461000	07/31/06	PPO CK 13714	300.00-		300.00-				
	252680	SIT BACK & RELAX		300.00-		300.00-				
243234	4241581	89 TRADERS VILLAGE					LAST PAYMENT: \$	0.00		
RV	1536040001	07/28/06	TKB KIOSK BASE RENT	800.00		800.00				
	243234	89 TRADERS VILLAGE		800.00		800.00				
BUILDING 1802000000 SUMMARY				OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
CAX	Excess CAM			859.97						859.97
REX	Excess RE Tax			1,573.51						1,573.51
PPB	Prepaid Base Rent			53,329.29		53,329.29				
PPC	Prepaid CAM			14,832.96		14,832.96				
PPR	Prepaid RET			1,573.45		1,573.45				
PPM	Prepaid Marketing			1,009.48		1,009.48				
PPT	Prepaid Specialty Income			337.40		337.40				
PPE	Prepaid Electric			11,408.57		11,389.04		19.53		
TSE	Spec Lease - Electric			50.00			50.00			
TSM	Spec Lease - Mktg Fund			25.00			25.00			
TSB	Storage Base Rent			100.00			150.00			250.00-
PPO	Prepaid Other Charges			8,672.84		450.00				8,222.84-
TPB	Pushcart Base Rent			50.00			50.00			
FCA	F/C - CAM On Acct			384.36						
BMR	Base/Minimum Rent			62,409.97			8,482.75		2,916.67	48,093.88
TRS	Trash Removal			78.90			2.66		1.25	73.74
MKT	Marketing Fund			1,354.21			128.17		19.69	1,186.66
ELE	Electric Charge			15,587.58			845.41		813.68	13,114.81

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TENANT NUMBER / LEASE NUMBER / NAME				BALANCE		AGING					
DOCUMENT REFERENCE											
TY	NUMBER	DUE DATE	G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
			CAM	CAM Charge	12,829.71						
			RET	Real Estate Tax	1,661.96			948.25	146.98	146.98	11,587.50
			TVB	Vending Base Rent	25.00			115.76	17.94	17.94	1,510.32
			LAT	Late Charges	1,526.17			25.00			
			PPI	Prepaid Insurance	84.62		250.00	26.17			1,250.00
			UC	Unapplied Cash	8,652.71		84.62				
			TKB	Kiosk Base Rent	800.00		800.00				8,652.71-
	1802000000			FINGERLAKES MALL	4,032.00		81,571.88	10,749.17	3,896.68	3,202.67	59,691.36





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## REPORT SUMMARY

G/L	REMARK	OPEN	CURRENT	1-30	31-60	61-90	91-120	OVER 120
CAX	Excess CAM	859.97						859.97
REX	Excess RE Tax	1,573.51						1,573.51
PPB	Prepaid Base Rent	53,329.29	53,329.29					
PPC	Prepaid CAM	14,832.96	14,832.96					
PPR	Prepaid RET	1,573.45	1,573.45					
PPM	Prepaid Marketing	1,009.49	1,009.49					
PPT	Prepaid Specialty Income	337.40	337.40					
PPE	Prepaid Electric	11,408.57	11,389.04					19.53
TSE	Spec Lease - Electric	50.00				50.00		
TSM	Spec Lease - Mktg Fund	25.00				25.00		
TSB	Storage Base Rent	100.00				150.00		250.00
PPO	Prepaid Other Charges	8,672.84	450.00					8,222.84
TPB	Pushcart Base Rent	50.00				50.00		
FCA	F/C - CAM On Acct	384.36	384.36					
BMR	Base/Minimum Rent	62,409.97			8,482.75	2,916.67	2,916.67	48,093.88
TRS	Trash Removal	78.90			2.66	1.25	1.25	73.74
MKT	Marketing Fund	1,354.21			128.17	19.69	19.69	1,186.66
ELE	Electric Charge	15,587.58			845.41	813.68	813.68	13,114.81
CAM	CAM Charge	12,829.71			948.25	146.98	146.98	11,587.50
RET	Real Estate Tax	1,661.96			115.76	17.94	17.94	1,510.32
TVB	Vending Base Rent	25.00			25.00			
LAT	Late Charges	1,526.17	250.00			26.17		1,250.00
PPI	Prepaid Insurance	84.62	84.62					
UC	Unapplied Cash	8,652.71						8,652.71
TKB	Kiosk Base Rent	800.00	800.00					
GRAND TOTAL :		4,032.00	81,571.88	10,749.17	3,896.68	3,202.67	59,691.36	



**Fingerlakes Mall****Exhibit B.1****SECURITY DEPOSIT****July 31, 2006****Permanent Tenants**0**\$0.00****Temporary Tenants**

10/13/99	Anthony Musso/Fingerlakes Karate	(\$1,315.00)
10/01/03	Fingerlakes Variety & Sports	(750.00)
12/02/99	Parbreakers Golf Center	(300.00)
10/21/05	Rock the House	(500.00)
03/27/06	Rose Jewelry	(500.00)
03/27/06	Cellphone & IPOD Accessories	(500.00)
04/10/06	Thee Amish Market	(500.00)
07/10/06	Hermit Crabs	(500.00)
07/10/06	Amberg Wine Cellars	(1,000.00)

(5,865.00)**Construction Deposit - LV Nails**(5,000.00)**Total Deposits**(\$10,865.00)

EXHIBIT "C"  
Service Contracts

**[Need List from Seller]**

7/28/2006

## CONTRACTSERVICE AGREEMENT TRACKING

Exhibit C

Company Name	Service	Company Address	Contact Name/ Phone Number	Term		Contract Type	Current Price	Comments
				Start	End			
ABU Fire Protection	Alarm/Sprinkler Fire Equip/Service	6500 New Venture Gear East Syracuse, NY 13057	Cary Brown 315-423-9766	2/1/2006	1/31/2007	JLL	(per mo./yr, total, etc.) Alarm/Fire Service Performed (1) time annually - \$1683.00 Sprinkler - \$188.70 quarterly and \$80 per hr. \$80 after hours Solid Waste - (35) yd container/ \$80.00 per haul, \$30.00 per ton, \$30.00 mthly rental, Cardboard - \$100.00/haul, \$30.00 rental fee per month	
Appleton Trash Removal	Trash Removal	7025 Walton Hill Road Auburn, NY 13021	Karin Beverage 315-253-4787	1/1/2006	12/31/2006	JLL		
A-Verdi	Sewer Pit Cleaning	14150 Route 31 Savannah, NY 13146	Anthony Verdi 315-565-2851	1/1/2005	12/31/2006	JLL	\$475 plus tax quarterly-additional services-\$150. 8am to 5pm/\$175. 5pm to 8pm	
A+ Plumbing & Heating	HVAC Service	6753 Old Lyons Rd. Newark, NY 14513	Jeff Haskewski 869-5096	1/1/2006	12/31/2006	JLL	Service call \$50 per hr/ Labor wage \$30 per hr/ Trip fee \$49 per visit	
Brewer's Septic	Grease Recycling	1929 County Rd. 1929 Onondaga, NY 14521	Lori Russell 607-869-5096	4/1/2006	3/31/2007	JLL	Fee for monthly removal of grease containers, \$50.00 plus fuel tax.	
Brewer's Septic	Plumbing Service	1929 County Rd. 1929 Onondaga, NY 14521	Lori Russell 607-869-5096	6/1/2005	5/31/2007	JLL	Labor-mulch repairs \$55.00 hr. Snake Rate \$175.00 for 1st line up to 100 feet. \$100.00 per additional 100 feet. Jetting \$165.00 per hour/ 2 hour minimum. Toilet snake rate \$95.00 minimum. Quarterly jetting \$660.00 each quarter	
Brillo Construction	Pump Station	PO Box 400 Hill Rd. Skaneateles, NY 13152	Joseph Brillo 885-5946	8/1/2006	7/31/2007	JLL	Service call-\$85.00 Weekend/Holiday- \$130.00 Vacuum truck \$100.00 per hour, after hours \$97.50	
Corne Stone	Phone System	801 Broad Street Ulster, NY 13501	Frank Becker 315-724-6989	5/24/2005	5/24/2007	JLL	average \$600 per year	office phone service
Cardiac Science	Automated External Defibrillator Service	27070 Miles Rd Solon, NY 14413	Sandi Bronte 1-404-915-3016	3/1/2006	2/28/2007	JLL	\$1,394.00 annually	
Centimark Roofing	Roof Repair Service	256 Two Mile Creek Tonawanda, NY 14150	Mike Pancarella	8/1/2005	7/31/2006	JLL	Labor rate is \$60.00 per man hour / Mobilization fee is \$135.00 per call	
City of Auburn	Waste Water Treatment service	Memorial City Hall Auburn, NY 13021		1980	none	City	As per usage	Contract with city since 1980. No expiration.
Coyne Textile	Carpet Cleaning	P.O. Box 4654 Syracuse, NY 13221	Peter Perges 475-1626	11/1/2004	10/31/2006	JLL	\$4.60 each (24) x6 mats (winter rugs) \$5.00 Environmental charge, \$5.00 Energy charge & \$5.00 Delivery charge	
Friendly Lock & Alarm	Locksmith	361 Clark Street Auburn, NY 13021	315-252-5598	1/1/2006	12/31/2006	JLL	\$30 per service call plus parts and labor Includes transportation cost, tools and equipment	price
Gregory & Picciano	Electrical Repair Service	4 East Genesee Street Auburn, NY 13021	252-3821	1/1/2006	12/31/2006	JLL	\$48 per service call and \$42 per hour plus parts	
Herronics	Alarm- Fire Monitor/Repair	55 Walter St. Auburn, NY 13021	Leo Herling 315-252-9538	6/1/2006	5/31/2007	JLL	all fire and sewer pit alarm system. Based on \$75.00 per quarter Beginning July 1, 2005	
Imagistics International	Copier/FAX Maintenance	7481 Henry Clay Blvd Liverpool, NY 13088	Amy Kahl 800-518-5897	12/20/2002	11/31/2007	JLL	\$503.21 Monthly bill (CMA/520) \$81.30 per 1/2 hour minimum basis	
J & E Electric	Electrical Repair Service	PO Box 624 Auburn, NY 13021	Ron Neill 315-253-0787	1/1/2006	12/31/2006	JLL	Saturday=1/2 hr and a half Sunday=double time and a half	
J&M Landscaping	Landscaping-Exterior	24 Frances St Auburn, NY 13021	Mark Unoski 315-246-4026	4/1/2006	9/31/06	JLL	\$ 425.25 per cut, plus tax, \$500.00 one time, \$147.00 plus tax, twice per month	
Jerome Fire Extinguisher	Fire Extinguisher Maintenance	8721 Caughenay Rd Clay, NY 13041	Mike Provo 315-699-5288	1/1/2006	12/31/2006	JLL	\$4.10 per extinguisher/ \$9.25 re-charge fee testing \$10.00 Extinguisher recharges \$15.50 Hydrostatic	
MDM Mechanical	HVAC Service	PO Box 1769 Cicero, NY 13039	Ray White 452-5374	1/1/2006	12/31/2006	JLL	\$3040.00 routine inspection common area unit/ parts and replacement additional - Energy basis \$72.00 per hour	
NYSEG Solutions	Electric Supplier for FLM	81 State Street Binghamton, NY 13901	607-721-1760	9/23/2004	12/23/2006	JLL	Includes (3) meters #564400600170021, #134400200070028, #134400200060029	
Penn Powers	Generator Service	7044 Interstate Island Rd. Syracuse, NY 13209	Karl Schwartz	8/1/2005	7/31/2006	JLL	(2) Basic services Aug/Dec, \$330.00 per inspection, \$80.00 quarterly, \$148.99 Sun./Holidays and \$1.00 per mileage	
Pinney Bowes	Postage Equipment	7481 Henry Clay Blvd Liverpool, NY 13088	Amy Kahl 800-518-5897	1/10/2002	1/10/2007	JLL	\$188.38 rental charge quarterly-Approx \$330.00 per month postage.	

Company Name	Service	Company Address	Contact Name/ Phone Number	Term		Contract Type	Current Price	Comments
				Start	End			
Pentokil, Inc.	Pest Control Professional service for site work as per	6 E. Main St Shortsville, NY 14548 2250 Brighton-Hemetta Towline Rd. Rochester, NY	Pat Flood 685-289-8989 Carl Asl 585- 413-6651	1/1/2006	12/31/2006	JLL	(per mo./yr, total, etc.) \$140 + \$2.98 + tax per month	
Stantec				1/2/2006	12/1/2006	GS&A	Lump sum price of \$11,500.00 / additional services \$75 per hour	
Stillwell Super Sweeper	Parking Lot Sweeping	1403 Rte 96 Watertown, NY 13165	Donnie Stillwell 539-4221	4/1/2006	10/31/2006	JLL	\$1500.00 per year/ vacuum works \$180.00 per week/ additional sweeping performed June, Aug, Sept. \$195.00 per visit	
Tallem Engineering	Energy Analysis	109 S. Albany Street, Ithaca, NY 14850	607-277-1118	11/21/2005	11/21/2006	JLL	\$53 per hour, \$400/ block, \$500/ store, \$200/food service, \$300/ changes made by FLM	
Time Warner	Internet/ Cable	71 Mount Hope Ave. Rochester, NY 14620	Julie Denham 585-756-1943	9/30/2002	5/1/2008	JLL		
True Green Lawn Care	Lawn Care Service	6700 Commercial Blvd Syracuse, NY 13211	Mike Tongue 437-9000	3/1/2006	2/28/2007	JLL	\$435.00 Early Summer App for Lawn, \$315.00 Spring Insect & Disease	
Vitale's Snow Removal	Snow Removal	7665 North St Rd Auburn, NY 13021	Paul Vitale 315-253-9797	11/1/2005	12/31/2006	JLL	\$1505.00 per line/ \$13,833.34 per mth/ \$500 per time/ \$1,120.00 snow relocation/ \$300 sidewalk snow removal	
Vitale's Snow Removal Deis Highway	Roadway Improvement/Retaining Point	7665 North St Rd Auburn, NY 13021	Paul Vitale 315-253-9797	11/18/2005	6/2/2006	JLL	\$27,000.00 from completion of job	Work conducted by Julie development of the property



## Contract Summary Sheet-2005

**Exhibit C**

[illegible]



EXHIBIT "D"  
Litigation

*None*

EXHIBIT "E"  
Violations

NONE



EXHIBIT "F"

Site Plan of are showing Drainage Parcel, NYDOT Work area and  
future "No access" area